



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held October 25, 2005, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing on Community Standards District Modification No. 03-344-(5), a modification of the East Pasadena - San Gabriel Community Standards District to allow modification to the minimum required street frontage to allow the development of one flat lot located at 9137 Ardendale Ave., San Gabriel, in the South Santa Anita - Temple City Zoned District, applied for by Loc Tran, as further described in the attached letter dated July 19, 2005 from the Director of Planning. (Appeal from Regional Planning Commission's approval)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Paul Mc Carthy, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Beth Gargan, Mike Davis and Fotios Deligiannis addressed the Board. Written correspondence was presented.

Supervisor Antonovich made the following statement:

"The property owner at 9137 Ardendale Avenue in the unincorporated City of San Gabriel is requesting approval of a two-lot parcel map and a modification to the East Pasadena-San Gabriel Community Standards District for required street frontage.

"This Community Standards District (CSD) was adopted to protect neighborhoods in unincorporated East Pasadena and San Gabriel from over-development of single-family neighborhoods. One of the stated purposes of the CSD is to protect the privacy of existing residences. For this reason the CSD imposes standards for lot frontage, height, and setbacks.

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“The applicant has submitted a reasonable request to subdivide the property to create a flag lot. In order to divide the property, a modification to the required street frontage standards is necessary.

“Residents along Ardendale are concerned that the proposed two-story home on the rear portion of the property will compromise their privacy. The proposed two-story home is also inconsistent with development patterns in this neighborhood, where most homes are single-story. In order to address the community’s concerns, it is a fair compromise to allow the parcel map and CSD modification but restrict the new home to one story in height. This would allow development of a flag lot, consistent with others in the community, without compromising the privacy of adjoining residents.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried (Supervisor Burke being absent), the Board closed the hearing and took the following actions:

1. Indicated its intent to deny the appeal relating to Community Standards District Modification No. 03-344-(5).
2. Sustained the Regional Planning Commission’s decision approving said Community Standards District Modification No. 03-344-(5) with the following additional condition:

Condition 14

Restrict the proposed single-family dwelling on Parcel 2 to one story in height, no taller than 17 feet; and that the proposed dwelling shall be set back a minimum of 10 feet from the east and west property lines.

3. Directed County Counsel to prepare the appropriate findings and conditions, for final action.

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Attachment

Copies distributed:

Each Supervisor
Director of Public Works
Loc Tran
Beth Gargen
Mike Davis
Fotios Deligiannis